

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
FEBRUARY 25, 2004
COMMITTEE ROOM, 12TH FLOOR, CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5th floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Gary Geiler

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **MAILANDER RESIDENCE – PROJECT NO. 7263 (cont. from 2-18-04)**
Uptown Community Plan Area

STAFF: Patrick Hooper

Approval, denial or modification of an application for a Site Development Permit for Environmentally Sensitive Lands and a Variance to reduce the minimum street and side yard setbacks in order to construct a 1,821 square-foot addition to an existing single family residence on a 16,868 square-foot site at **4297 Randolph Street** in the RS-1-1 and RS-1-7 Zone within the Uptown Community Plan Area. Report No. HO 04-014.

RECOMMENDATION:
Approval.

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ITEM-5: * **THE ROCK ACADEMY – PROJECT NO. 9113 (cont. from 1-14-04)**
Peninsula Community Plan Area

STAFF: PJ Fitzgerald

Approval, denial or modification of an application for a Conditional Use Permit to renovate the existing 250,000 square-foot Building #94 (formerly educational use) at Liberty Station (formerly the Naval Training Center (NTC)) for use as a private school and church including a 3,500 seat sanctuary. The 4.12-acre site is located at **2320 Truxtun Road** (APN 450-820-14-00) in the CR-1-1 zone of the NTC Precise Plan in the Peninsula Community Plan, Airport Environs Overlay, Coastal Overlay Zone. Mitigated Negative Declaration 42-1534. Report No. HO 04-005.

RECOMMENDATION:

Approval.

ITEM-6: **SUMMERWIND VILLAGE – PROJECT NO. 12146 (cont. from 11-26-04)**
Otay Mesa-Nestor Community Plan Area

STAFF: Will Zounes

Approval, denial or modification of an application for a Map Waiver application to waive the requirements for a Tentative Map to create 42 condominium units on a 2.9-acre site at the **southeast corner of Caufield Drive and Madden Avenue** in the RM-1-1 Zone within the Otay Mesa-Nestor Community Plan Area.

RECOMMENDATION:

Approval.

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ITEM-7: **XAYASANE RESIDENCE – PROJECT NO. 6339**
Encanto Community Plan Area

STAFF: **Will Zounes**

Approval, denial or modification of an application to construct a 4,064 square-foot single family residence on a vacant 21,900 square-foot site at 1526 Weaver Street in the SF-20,000 Zone within the Southeast (Encanto) Community Plan Area. Report No. HO 04-019.

RECOMMENDATION:
Approval.

ITEM-8: *** VILLA COSTA MONTE – PROJECT NO. 2494**
Carmel Valley Community Plan Area

STAFF: **Derrick Johnson**

Approval, denial or modification of an application for a Site Development Permit and Coastal Development Permit to construct a new 10,000 square foot single family residence, with accessory structures including driveways, sports court and pool at the **future northern terminus of Via del Mar, north of Arroyo Sorrento Road, on the west side of Via del Mar** in the Carmel Valley Community Plan Area. Mitigated Negative Declaration 42-0283. Report No. HO 04-010.

RECOMMENDATION:
Approval.

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ITEM-9: **PROSPECT POINT VILLAS MAP WAIVER – PROJECT NO. 14850**
La Jolla Community Plan Area

STAFF: Robert Korch

Approval, denial or modification of an application for a Map Waiver and a Coastal Development Permit to convert nine residential apartment units currently under construction at **351-367 Prospect Street** to condominiums for individual ownership with no other entitlements granted by this action. The property is within Zone 5 of the La Jolla Planned District and the Coastal Overlay Zone (non-appealable area) in the boundaries of the La Jolla Community Plan Area. Report No. HO 04-012.

RECOMMENDATION:

Approval.

ITEM-10: *** MAY RESIDENCE – PROJECT NO. 3726**
Peninsula Community Plan Area

STAFF: Laila Iskandar

Approval, denial or modification of an application for a Coastal Development Permit (CDP), and a Lot Line Adjustment (LLA) to construct a new 2,405 square-foot single family dwelling unit with 625 square-feet, two-car garage, a deck and a patio on a vacant lot and increase the lot size from 14,600 square-feet to 15,268 square-feet at **749 Stafford Place** in the RS-1-7 Zone, Coastal Overlay Zone (Appealable area), Coastal Height Limit Overlay Zones, within the Peninsula Community Plan Area. Negative Declaration 42-0744. Report No. HO 04-018.

RECOMMENDATION:

Approval.

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ITEM-11: **MAGNOLIA’S RESTAURANT – PROJECT NO. 15184**
Southeastern San Diego Encanto Neighborhoods

STAFF: **Morris Dye**

Approval, denial or modification of an application for a Site Development Permit to allow alcohol sales at a new 3,729 square-foot restaurant at **342 Euclid Avenue** in the Southeastern San Diego Encanto Neighborhoods.

RECOMMENDATION:

Approval.

ITEM-12: **FELTON STREET MAP WAIVER – PROJECT NO. 11882**
City Heights Community Plan Area

STAFF: **Linda French**

Approval, denial or modification of an application for the conversion of four existing multi-family units at **4219 Felton Street** in the RM-1-3 zone of the Central Urbanized Planned District within the City Heights Community Plan Area. Report No. HO 04-023.

RECOMMENDATION:

Approval.

ITEM-13: **FOUR URBAN VILLAS MAP WAIVER – PROJECT NO. 18498**
Greater North Park Community Plan Area

STAFF: **Linda French**

Approval, denial or modification of an application for conversion of four newly created multi-family units at **4476 Kansas Street** in the MR-1500 of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. Report No. HO 04-022.

RECOMMENDATION:

Approval.

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